

IN RE: PETITION FOR ADMIN. VARIANCE

N side Woodberry Place, 30 feet E of
c/l Jericho Road
11th Election District
5th Councilmanic District
(11902 Woodberry Place)

Danaiel W. and Angela A. Risley
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2011-0193-A**

* * * * *

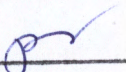
FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owners of the subject property, Danaiel and Angela Risley for property located at 11902 Woodberry Place. The variance request is from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an addition with a side setback of 10 feet and 51 feet to the centerline of a street in lieu of the required 50 feet and 75 feet, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a two story addition measuring 15 feet x 18 feet onto the east side of the dwelling. The roof pitch and window placement will architecturally match those of the existing home. Petitioners' existing dwelling was constructed in 1851 long prior to the imposition of zoning on the property. The case file contains a list of nine adjacent property owners who are supportive of the proposed variance request.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated January 13, 2011 which indicates that the Office does not oppose the requested variance and concurs with the Landmarks Preservation Commission's Certificate of Appropriateness dated November 12, 2010.

ORDER RECEIVED FOR FILING

Date 1-25-11

By 

At its November 9, 2010 meeting the Baltimore County Landmarks Preservation Commission approved various improvements to the Petitioners' dwelling.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 24, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners. Petitioners are made aware, however, that they will be required to deal with any potential runoff emanating from the awning and may be required to provide the necessary gutters.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 25th day of January, 2011 that a variance from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an addition with a side setback of 10 feet and 51 feet to the centerline of a street in lieu of the required 50 feet and 75 feet, respectively be and is hereby GRANTED, subject to the following:

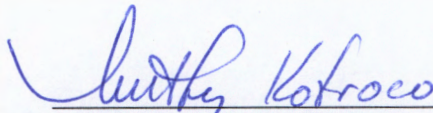
ORDER RECEIVED FOR FILING

Date 1-25-11

By [Signature]

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

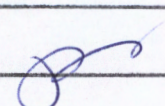


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

ORDER RECEIVED FOR FILING

Date 1-25-11

By 



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

January 25, 2011

DANAIEL W. AND ANGELA A. RISLEY
11902 WOODBERRY PLACE
KINGSVILLE MD 21087

Re: Petition for Administrative Variance
Case No. 2011-0193-A
Property: 11902 Woodberry Place

Dear Mr. and Mrs. Risley:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file with the Department of Permits, Applications and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Sincerely,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 11902 Woodberry Place, Kingsville, MD 21087
which is presently zoned RC-5

Deed Reference: 23761 / 709 Tax Account # 1112021125

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3B.2.b. (DCZR)

TO PERMIT AN ADDITION WITH A SIDE SETBACK OF 10-FEET AND 51-FEET TO THE CENTERLINE OF A STREET IN LIEU OF THE REQUIRED 50-FEET AND 75-FEET, RESPECTIVELY.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Administrative Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Daniel & Angela Risley

Name - Type or Print _____
Signature _____
Name - Type or Print Angela A Risley
Signature _____
11902 Woodberry Place 410-817-9706
Address _____ Telephone No. _____
Kingsville MD 21087
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 2011-0193-A Reviewed By D.T. Date 12/13/10

Estimated Posting Date 12/26/10

FRM476_09

ORDER RECEIVED FOR FILING

Rev 3/09

Date 1-25-11

By [Signature]

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently own and reside at 11902 Woodberry Place
Address number Road or Street name

and that this address is the subject of this variance request as required by law.

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate the hardship or practical difficulty; attach an additional sheet if needed) This request is for reasons of practical difficulty whereby:

1. Our Home is situated within RC-5 zoning which requires a 50 foot setback. The house is already within this setback due to its historical setting (mill village where house were built close together). Because it was built in 1825 which predates the zoning laws.
2. Our lot is only about 100 feet wide and therefore it is impossible for us to comply with the zoning setbacks.
3. Other homes on our court have permanent structures and additions that are much closer to the property line than our proposed addition. Some are inches off the property line or even have a zero foot setback. (see photos)
4. We have lived here since 1999 and have spent thousands of dollars restoring our home and wish to live here permanently, but cannot do so without this addition. See Additional Sheet for more information.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

Signature

Daniel Risley

Name- print or type

Signature

Angela Risley

Name- print or type

A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 7th day of December 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

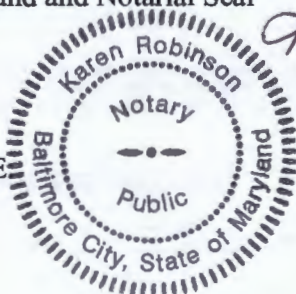
(Name Affiant(s) here): Daniel Risley, Angela Risley
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Karen Robinson
Name of Notary Public

May 5, 2012
Commission expires

PLACE SEAL HERE



**Additional Information for the AFFIDAVIT in Support of Administrative Variance for 11902
Woodberry Place, Kingsville MD (Daniel & Angela Risley)**

5. We can only expand off the proposed side of the house because of the interior layout and because expanding on the opposite side would require major mechanical renovations that would be cost prohibitive.

6. We plan to replace the existing 48-inch chain link fence with a 48-inch wooden picket fence. The fence will be replaced as shown on the accompanying plat.

ZONING DESCRIPTION FOR: 11902 Woodberry Place, Kingsville MD

Beginning at a point on the north side of Woodberry Place, which is 50 feet wide at a distance of 30 feet east of the centerline of the nearest improved intersecting road, Jericho Road, which is 22 feet wide. Begin Lot #2 and #4 (no block # or section #) in the subdivision of Franklinville as recorded in Baltimore County Plat Book #9/65, Folio #709, containing 11,543 square feet/0.26 acres. Also known as 11902 Woodberry Place and located in the 11th Election District, 5th Councilmanic District.

2011-0193-A

**CASHIER'S
VALIDATION**

Certificate of Posting

RE: Case NO. 2011-0193-A

Petitioner/Developer _____

Risley

Date of Hearing/Closing 1/10/11

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

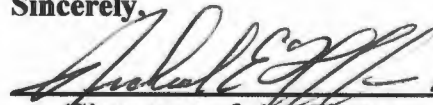
Attention:

This letter is to certify, under penalties of perjury, that the necessary sign as required by law, was posted conspicuously on the property located at _____

11902 Woodberry Place

The sign(s) were posted on 12/24/10
(Month, Day, Year)

Sincerely,

 12/24/10
(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

See Attached
Photograph

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

Certificate of Posting
Photograph Attachment

Re: 2011-0193-A

Petitioner/Developer: _____

Risley

Date of Hearing/Closing: 1/10/11



11902 Woodberry Place

Posting Date: 12/24/10

[Signature] 12/24/10
(Signature and date of sign poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0193 -A

Address 11902 WOODBERRY PLACE

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 12/13/10

Posting Date: 12/26/10

Closing Date: 1/10/11

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2011- 0193 -A

Address 11902 WOODBERRY PLACE

Petitioner's Name RISLEY

Telephone 410-817-9706

Posting Date: 12/26/10

Closing Date: 1/10/11

Wording for Sign: To Permit AN ADDITION WITH A SIDE SETBACK OF 10-FEET

AND ⁵¹ 51- FEET TO CENTERLINE OF A STREET IN LIEU OF THE

REQUIRED 50- FEET AND 75- FEET, RESPECTIVELY.

WCR - Revised 7/7/08

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2011-0193-A

Petitioner: RISLEY

Address or Location: 11902 WOODBERRY PLACE

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. DANIEL RISLEY

Address: 11902 WOODBERRY PLACE

KINGSVILLE, MD 21087

Telephone Number: 410-817-9706



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

January 7, 2011

Daniel & Angela Risley
11902 Woodberry Place
Kingsville, Maryland 21087

Dear Daniel & Angela:

RE: 2011-0193 Case Number, 11902 Woodberry Place

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 13, 2010. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc
Enclosures

c: People's Counsel



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: DEC. 28, 2010

Ms. Kristen Matthews
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No 2011-0193-A
11902 WOODBERRY PLACE
DANIEL & ANGELA RISELY
ADMIN. VARIANCE -

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2011-0193-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

[^]
Foster Steven D. Foster, Chief
Access Management Division

SDF/mb

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For January 10, 2011
Item Nos. 2011- 192, 193, 195 and
196

DATE: December 27, 2010

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK: CEN: cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-01102011 -NO COMMENTS.doc



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

January 3, 2011

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review

Distribution Meeting of: **December 27, 2010**

Item No.:

Administrative Variance: 2011-0192A – 0193A, 0196A.

Variance: 2011-0194A – 0195A.

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: George Klunk, Interim Director
Department of Permits and
Development Management

DATE: January 13, 2011

FROM: Jeff Mayhew
(Acting) Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 11-193- Administrative Variance

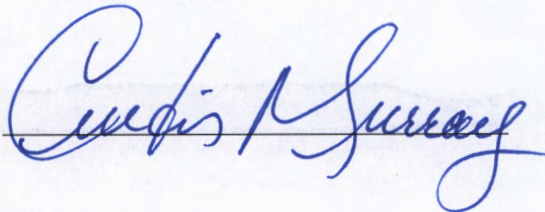
The petitioner requests a variance from Section 1A04.3B.2.b of the BCZR to permit an addition with a side setback of 10 feet and 51 feet to the centerline of a street in lieu of the required 50 feet and 75 feet, respectively.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the requested variance to permit an addition with a side setback of 10 feet and 51 feet to the centerline of a street in lieu of the required 50 feet and 75 feet, respectively and concurs with the Landmarks Preservation Commission's Certificate of Appropriateness (see attached).

For further questions or additional information concerning the matters stated herein, please contact Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



Attachment:

RECEIVED

JAN 19 2011

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING

Memorandum

TO: Donald Brand
Buildings Engineer

DATE: November 12, 2010

FROM: Vicki Nevy, Administrator/Secretary
Landmarks Preservation Commission

SUBJECT: 11902 Woodberry Place, Franklinville County Historic District

At its November 9, 2010 meeting, the Baltimore County Landmarks Preservation Commission approved the replacement of an existing 48 inch chain link fence with a 48 inch wooden picket fence, the construction of a roof over an existing rear yard deck and the construction of a 18 foot by 15 foot two story side on the east side of the home. The new addition is to be set back 18 inches from the front plane of the existing house, with a roof pitch matching that of the existing house and windows spaced along the front in order to match the spacing of the windows along the front of the existing house. The house is to be re-roofed with architectural shingles, the siding is to be wood grained cement board plank and windows are to be true divided light windows. This memo constitutes a certificate of appropriateness in accordance with *Baltimore County Code* Section 32-7-405.

VKN:vkn

c. Daniel and Angela Risley
11902 Woodberry Place
Kingsville, MD 21087

Doug Swam
Permits Office

RECEIVED

JAN 24 2011

ZONING COMMISSIONER

AV
1-10-11

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED



FEB 04 2011

ZONING COMMISSIONER

TO: Office of Administrative Law

FROM: Dave Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: February 2, 2011

SUBJECT: Zoning Item # 11-193-A
Address 11902 Woodberry Place
(Risley Property)

Zoning Advisory Committee Meeting of December 27, 2010.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Any proposed addition bldg. permit will need review by Groundwater Mgmt., for well and septic setbacks, etc.

Reviewer: Dan Esser – Groundwater Management

Patricia Zook - Case 2011-0193-A comments needed

From: Patricia Zook
To: Murray, Curtis
Date: 1/11/2011 11:33 AM
Subject: Case 2011-0193-A comments needed

Hello Curtis -

The below described administrative variance needs comments from Planning:

CASE NUMBER: 2011-0193-A

11902 Woodberry Place

Location: N side Woodberry Place, 30 feet E of c/l Jericho Road.

11th Election District, 5th Councilmanic District

Legal Owner(s): Danaiel and Angela Risley

ADMINISTRATIVE VARIANCE to permit an addition with a side setback of 10 feet and 51 feet to the centerline of a street in lieu of the required 50 feet and 75 feet, respectively.

Thanks.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.3A)
BALTIMORE COUNTY

Account Identifier:

District - 11 Account Number - 1112021125

Owner Information

Owner Name: RISLEY DANIEL W
RISLEY ANGELA A
Use: RESIDE
Principal Residence: YES
Mailing Address: 11902 WOODBERRY PL
KINGSVILLE MD 21087-1906
Deed Reference: 1) /2376
2)

Location & Structure Information

Premises Address
11902 WOODBERRY PL

Legal Description

11902 WOODBERRY PL
FRANKLINVILLE VILLAGE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat I
55	22	220						3	Plat I

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County
1851	1,604 SF	11,543.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2010	07/01/2011
Land	91,540	91,540		
Improvements:	124,820	151,680		
Total:	216,360	243,220	234,266	243,220
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
RISLEY DANIEL W	05/01/2006	\$0
Type: NOT ARMS-LENGTH	Deed1: /23761/ 709	Deed2:
Seller: LEEDY HOWARD W	Date: 11/12/1999	Price: \$90
Type: IMPROVED ARMS-LENGTH	Deed1: /14147/ 190	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

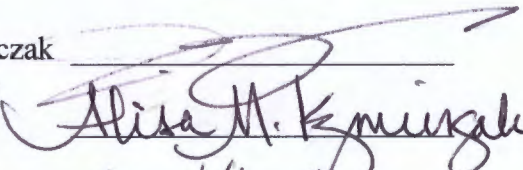
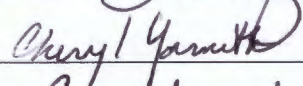
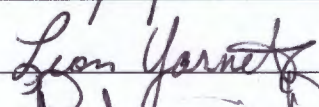
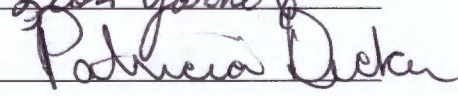
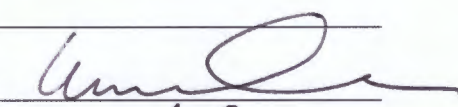
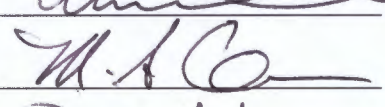
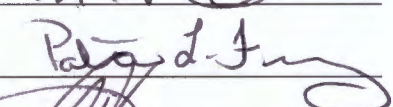
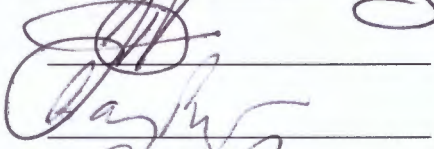
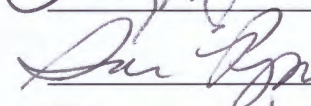
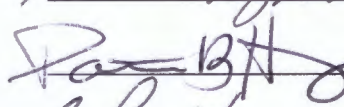
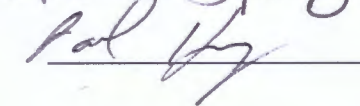
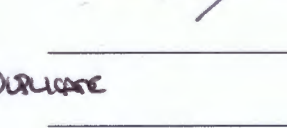
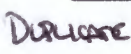
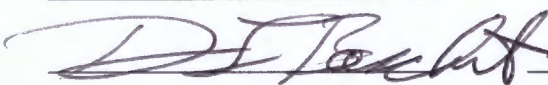
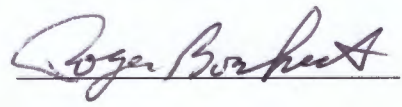
Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000		

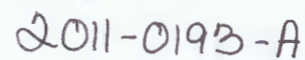
Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

I am a homeowner on Woodberry Place or an abutting property owner in Kingsville and have reviewed a copy of the attached design and plat outline of the proposed addition at 11902 Woodberry Place. I am in favor of the proposed addition and in favor of the variance necessary for this addition to comply with existing zoning, as my signature indicates below.

	Signature	Date
John and Alisa Kazmierczak 11901 Woodberry Place Kingsville, MD 21087		12/5/10
Leon and Cheryl Yarneth 11903 Woodberry Place Kingsville, MD 21087	 	12/6/10
Richard and Patricia Decker 11904 Woodberry Place Kingsville, MD 21087		12-11-10
William and Melinda Colona 11905 Woodberry Place Kingsville, MD 21087	 	11-21-10 11/21/10
John and Patricia Franz 11906 Woodberry Place Kingsville, MD 21087	 	11-21-10 11/21/10
Barry and Sarah Pipino 11907 Woodberry Place Kingsville, MD 21087	 	12-5-10 12/5/10
Paul and Patricia Henry 11908 Woodberry Place Kingsville, MD 21087	 	11-21-10 11/21/10
John and Patricia Franz 11906 Woodberry Place Kingsville, MD 21087		
Donna Rawl and Roger Boschert 11919 Jericho Road Kingsville, MD 21087	 	11-28-10 11-28-10

2011-0193-A



2011-0193-A



Figure 1 - Existing House Front View Looking Towards Location of Proposed Addition



Figure 2 - Existing House Rear View Looking Towards Location of Proposed Addition

2011-0193-A



Figure 3 - Existing House Front View from Jericho Road Side. Addition will be on Right Side, Note Neighbor to the Right is 25 feet from Property Line



Figure 4 - Existing Front View of 11902 and 11904 (Adjacent Property) Woodberry Place, Currently both houses are 25-feet from property line (50-feet between houses)



Figure 5 - 11901 Woodberry, Existing 10 foot setback from Porch to Property Line



Figure 6 - 11905 Woodberry, Existing 11 foot setback from Addition to Property Line



Figure 7 - 11907 Woodberry, Existing 8 foot setback from Addition to Property Line & 11909 Woodberry, Existing 6 foot setback from Carport to Property Line



Figure 8 - 11906 Woodberry Place, Existing 12 foot setback from Addition to Property Line



Figure 9 - 11908 Woodberry Place, Existing 1 foot Setback from Garage to Property Line



Figure 10 – 11919 Jericho Road, Neighbor directly to rear, Existing 0 foot setback to Property Line along 10 Alley



Figure 11 - Existing 48-inch Chain Link Fence to be replaced by a 48-inch Wooden Picket Fence



Figure 1 Front Elevation of proposed addition.

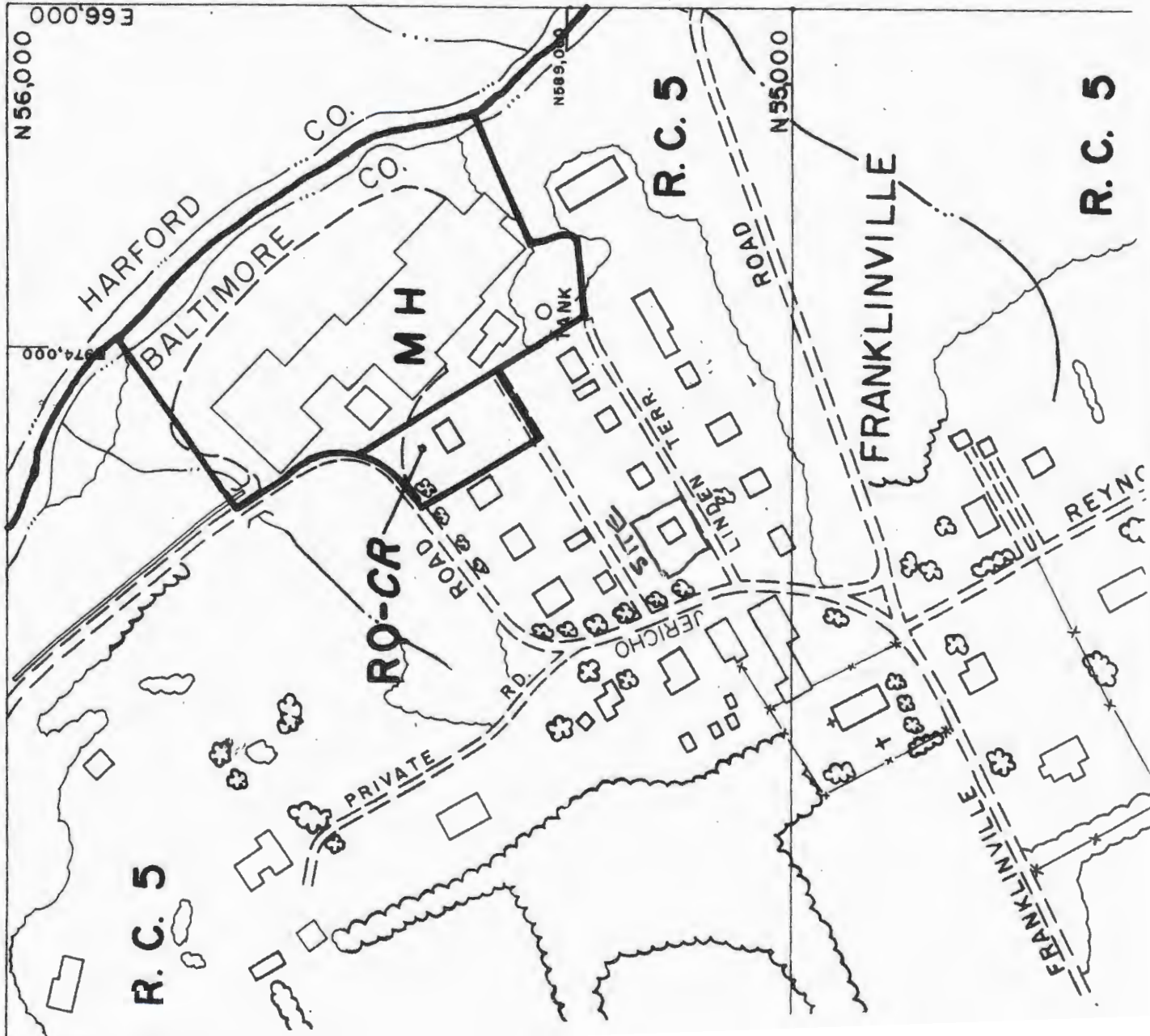


Figure 2 Side Elevation of proposed addition.

NE 144

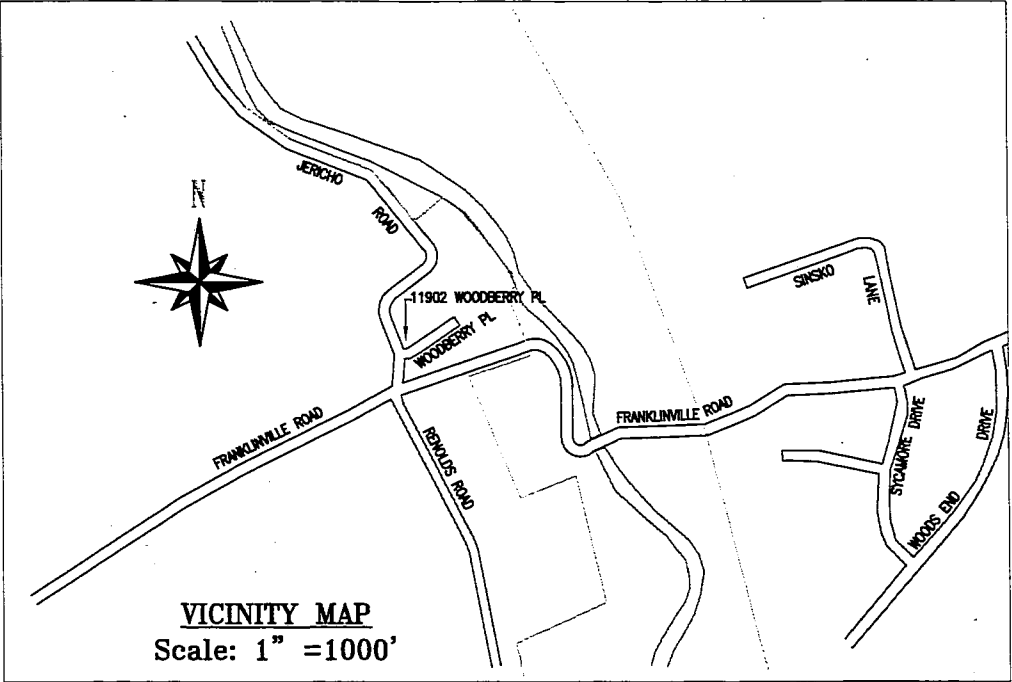
1"=200'

ZONING MAP ATTACHMENT
FOR RISEY
11902 WOODBECKY PLACE



PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

Property Address: 11902 Woodberry Place
Subdivision: Franklinville
Plat Book # 9/65 Folio # 709 Lots #2 & #4 Section NA
Owner: Daniel and Angela Risley
Date: 22 November 2010



LOCATION INFORMATION

ELECTION DISTRICT: #11
COUNCILMANIC DISTRICT: #5
1"=200' SCALE MAP: # NE 14 K
ZONING: R.C. 5
LOT SIZE: 0.26 ACRES 11,543 SQ. FT.

	PUBLIC	PRIVATE
SEWER		X
WATER		X
	YES	NO
CHESAPEAKE BAY		X
CRITICAL AREA		X
100 YEAR FLOOD PLAIN		X
HISTORIC PROPERTY	X	
PRIOR ZONING HEARING		X

Zoning Office Use Only		
Reviewed By	Item #	Case #
D.T.	0193	2011-0193-A

